



Beaumont Avenue, St Albans, AL1 4TW

Price £1,650,000





## Beaumont Avenue, St Albans, AL1 4TW

A substantial five double bedroom detached home enjoying a mature southwest facing rear garden. The property provides a well planned accommodation arranged over three floors for a flexible family lifestyle.

On the ground floor there is a welcoming entrance hall with a boot room and cloakroom, a bay fronted family room, separate living room with feature fireplace and at the rear of the house there is a wonderful open plan kitchen / diner / living space which opens onto a rear deck.

On the first floor there is a galleried landing, master suite with vaulted ceiling, dressing room and en-suite bathroom, three further double bedrooms and a luxury family bathroom. On the second floor, a dual aspect double bedroom with en-suite shower room.

At the front of the property there is a driveway providing off street parking, there is an integral garage, just for storage and at the rear, a well planned southwest facing garden with large decked area with up lighters, extensive lawn, shrubs and plants and at the far end, a child friendly space with Astroturf, summerhouse and shed.





## ACCOMMODATION

### Entrance

Front door opening into:

### Spacious Entrance Hall

Turning staircase to first floor, wood flooring, two windows to front, old style radiator.

### Boot Room 8'10 x 7'1 max (2.69m x 2.16m max)

This room has previously been used as a study, dual aspect with windows to front and side, wood flooring, radiator, fitted shelving.

### Family Room / Study 13'7 max x 11'11 (4.14m max x 3.63m)

Bay window to front, wood flooring, radiator.

### Living Room 14'4 x 11'10 (4.37m x 3.61m)

Dual aspect with windows to rear and side, double doors to garden, wall light points, feature fireplace with mantelpiece over.

### Open Plan Kitchen / Diner / Living Space

Impressive triple aspect space arranged over two levels overlooking the rear garden.

### Kitchen Area 23'4 x 10'4 (7.11m x 3.15m)

Range of wall, base and drawer units, NEFF hob, twin NEFF oven, NEFF light and filter unit, NEFF microwave, Miele dishwasher, tiled splash back, sink with mixer tap, space for fridge freezer, space for dining table, steps down to:

### Living Area 20'11 x 13'10 (6.38m x 4.22m)

Wood burner, bi-fold doors to garden, spotlights, further tall windows to rear.

### Utility Room 9'2 x 7'9 (2.79m x 2.36m)

Range of storage units, sink with mixer tap, space and plumbing for washing machine and tumble dryer, tiled floor, radiator, boiler cupboard, door to side.

## FIRST FLOOR

### Landing

Galleried landing with spindle balustrade, window to front, space for a sofa, staircase to second floor, linen cupboard, cupboard housing the megaflo and water softener.

### Bedroom One 13'10 x 12'10 (4.22m x 3.91m)

Impressive dual aspect double bedroom with vaulted ceiling, radiator, window to rear and side.

### Dressing Room 9'6 x 6'10 (2.90m x 2.08m)

His and hers walk in dressing room, shelf, rail and drawer space.





**En-Suite Bathroom**

White suite, bath with mixer tap and shower attachment, wc, washbasin with mixer tap and vanity storage, shower cubicle, tiled splash back and floor, chrome radiator, shaver socket, window to rear.

**Bedroom Two 14'4 x 11'11 (4.37m x 3.63m)**

Double bedroom, radiator, window to rear.

**Bedroom Three 11'11 x 10'11 (3.63m x 3.33m)**

Double bedroom, radiator, window to front.

**Bedroom Four 13'1 x 8'9 (3.99m x 2.67m)**

Double bedroom, radiator, window to front.

**Family Bathroom**

Luxury family bathroom, contemporary finish, tiled floor with under floor heating, bath with mixer tap and hand held shower attachment and shower over, washbasin with mixer tap and vanity storage, chrome radiator, spotlights, window to side.

**SECOND FLOOR****Landing**

Access to eaves storage, door to:

**Bedroom Five 15'1 x 13'3 (4.60m x 4.04m)**

Dual aspect double bedroom, windows to front and rear, radiator.

**En-Suite Shower**

White suite, wc, pedestal washbasin with mixer tap, shower, radiator, tiled floor, spotlights.

**EXTERIOR****Front Garden**

Gravelled driveway, mature hedge.

**Rear Garden**

Southwest facing, spacious decked area with up lighters, lawn, mature shrubs and plants, pathway leading to astroturf play area with summerhouse and shed, gated side access.

**Garage**

Double doors, ideal for storage.

**Viewing Information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

**Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



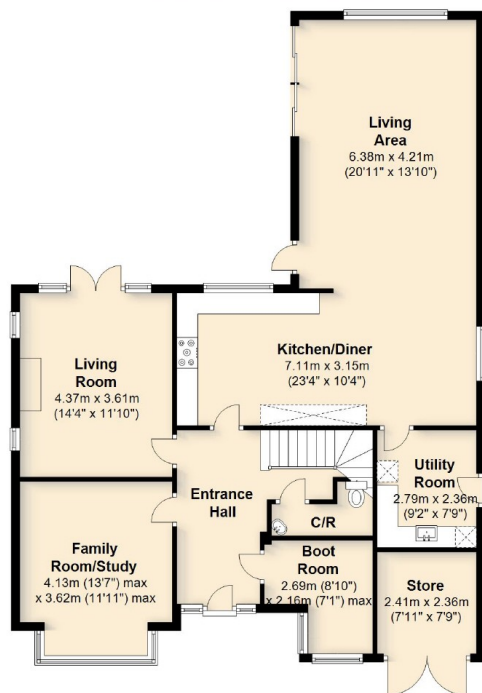






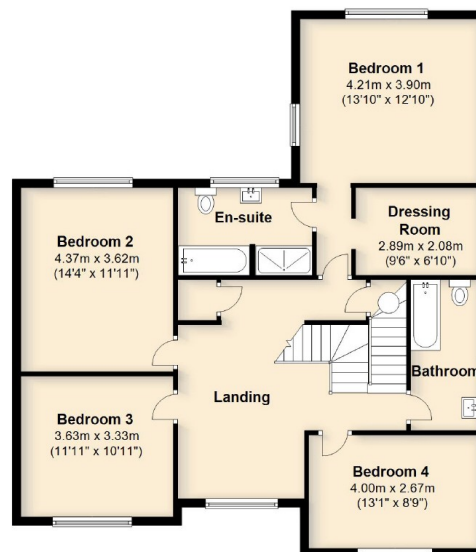
### Ground Floor

Approx. 114.3 sq. metres (1230.4 sq. feet)



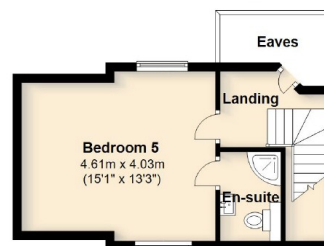
### First Floor

Approx. 102.6 sq. metres (1104.0 sq. feet)



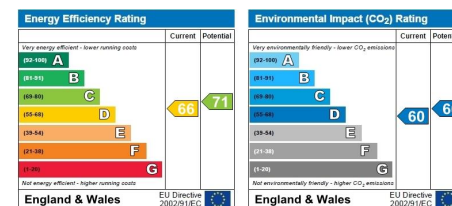
### Second Floor

Approx. 27.8 sq. metres (299.4 sq. feet)



Total area: approx. 244.7 sq. metres (2633.8 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.



Tel: 01727 898150

37 Chequer Street

St Albans

Herts

AL1 3YJ

Email: stalbans@putterills.co.uk

www.putterills.co.uk

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